

**Historic Zoning Commission
Called Meeting Minutes
September 8, 2015**

The Historic Zoning Commission held a called meeting on September 8th, 2015 at 5:30 p.m. in the Planning Conference Room at the Municipal and Safety Building.

Members Present

Sam Fullen
Liz Biosca
Sheila Cox
Greg Cox
Tom Mozen
Hal Hunter

Members Absent

Tony Street

Staff Present

Matt Young
Angie Carrier
Steve Neilson

Visitors Present

Dianna Cantler
Erick Herrin
Rebecca Ketchie
Amber Lee
Brandon Stamper
Lisa Orr
Nathan Baker (JC Press)
Jodi Jones

Chairman S. Cox called the meeting to order at 5:00 p.m. and a quorum was present

The first item on the agenda was the approval of the agenda.

MOTION: Hunter To approve agenda with the correction of the addresses for the CofA applications.

VOTE: Approved 6-0

The second agenda item was the consideration of Certificate of Appropriateness #2015-154 for complete façade renovation for 120 Buffalo St. The petitioner explained the intent of the renovations was to bring the building back to historic form. Design aspects that will achieve this are the new cornice, bulkhead, transom, and display windows. The petitioner assured the board that the first floor would be 65% windows. Discussion ensued regarding the request.

MOTION: Biosca To grant the Certificate of Appropriateness as requested.

VOTE: Approved 5-0-1 (G. Cox)

Next on the agenda was the consideration of Certificate of Appropriateness #2015-155 for 726 W. Pine St, to add architectural detail to the exterior of the home in the way of cedar shake shingles and more substantial columns. At this point Mr. Erick Herrin explained to commissioners that the city was in litigation over the current project. Discussion ensued as to the scope of the request. Mrs. Amber Lee, Mrs. Jodi Jones, and Mrs. Lisa Orr all expressed concern over the lack of historic character possessed by the current structure. Mr. Brandon Stamper, the petitioner, and his legal representation Mrs. Rebecca Ketchie asked the commission for some suggestions as how to make the structure compliant. At this time a motion was made by Hal

Hunter to enter into executive session. The vote was 6-0 unanimously approving the executive session. – Break. When the workshop resumed Commissioners Mozen, Hunter, Cox and others gave the petitioner a suggested list of items that could be added to his design and brought back before the Commission as scaled drawings that would improve the possibility of approval. These suggestions were: using brick on the basement level of the façade to break up the continuous hardiboard; alter the façade finish material to break up the continuous look of the structure; use evergreen plantings to conceal the scale of the building; use a board or brick layer to separate and denote each level of the home; make the porch roof a gable rather than a shed; split the upper window into two rather than one; and to modify the columns to a more historically representative style.

MOTION : Hunter To defer action until the regularly scheduled September 22nd meeting, and request additional information on the submitted plans to incorporate suggested improvements/alterations for reconsideration of 726 W. Pine St façade renovations. Mr. Stamper would be allowed to submit his modified plans on or before September 17, 2015.

VOTE: Approved 6-0

The last item on the agenda was the consideration of the minutes of the regularly scheduled August 25, 2015 meeting.

MOTION: Hunter To approve the minutes as submitted.

VOTE: Approved 6-0.

There being no other business, the meeting adjourned at 7:25 p.m.

APPROVED:

Sheila Cox, Chairman